

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1989
Frontage (ft):		Bathrooms:	2	Age:	36
Lot Area:		Full Baths:	2	Zoning:	RM1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,848.41
Rear Yard Exp:		Maint. Fee:	539.02	For Tax Year:	2024
View:	Yes			P.I.D.:	013-983-628

Style of Home:	2 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone, Vinyl, Wood	Parking Access:	Rear
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	99 - Total Units in Strata: 99
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air, Natural Gas	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : GREENBELT + ROCK GARDEN
Mgmt. Company:	LEONIS MANAGEMENT - 604-575-5474
Complex / Subdiv:	
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
Legal:	STRATA LOT 97, PLAN NWS2871, DISTRICT LOT 36, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Amenities:	Club House, Garden, In Suite Laundry
Site Influences:	Adult Oriented, Central Location, Gated Complex, Retirement Community, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave
Bylaw Restrict:	Age Restrictions, Pets Not Allowed
Listing Broker(s):	Royal LePage Sterling Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'9 x 12'11	Above	Bedroom	13'1 x 13'3
Main	Dining Room	10'11 x 10'			
Main	Kitchen	9' x 11'3			
Main	Eating Area	11'5 x 10'1			
Main	Laundry	6'5 x 8'5			
Main	Primary Bedroom	16'7 x 11'10			
Main	Patio	18'3 x 10'3			

Finished Floor (Main):	1,142 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	459 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,601 sqft	Basement:	Crawl			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,601 sqft	# Of Pets:				

RARELY AVAILABLE LARGE 1600 sq ft 2 LEVEL END UNIT FACING THE GREENBELT- BEST LOCATION IN THE COMPLEX in the highly sought after Riverwynde community is waiting for your decorating ideas to make it your own! Spacious level entry main floor includes a generous size laundry room, extra large bedroom with 2 closets; a walk-in as well as an additional spare closet plus a full ensuite. BONUS upper floor with another huge bedroom, full bathroom and even room for a desk. Huge 2 car garage with plenty of storage. New vinyl windows throughout. Enjoy your day and nights on your EXTRA LARGE tranquil patio where the deer and rabbits come visit often. Clubhouse with kitchen, lounge, workshop & tons of activities. Walking distance to all amenities incl. shopping, restaurants & transit.